

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA**

**AGENDA FOR:  
REDEVELOPMENT AGENCY/  
CITY COUNCIL MEETING  
TUESDAY, JULY 29, 2003, AT 10:00 A.M.  
Council Chambers  
202 C Street, San Diego, CA**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Request to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

**Internet Access: [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)**

**1. Approval of the minutes of:**

June 3, 2003  
June 10, 2003, special

**Adoption**

**2. Housing Rehabilitation Program in the City Heights Redevelopment Project Area. (Districts 3, 4 & 7).**

(RA 2004-16)

Authorize expenditure of up to \$350,000 in City Heights tax increment housing set-aside funds for the administration of the program and to fund housing rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area and approve the City Heights Redevelopment Project Area Housing Rehabilitation Guidelines.

See Redevelopment Agency Report no. RA-03-22, dated July 23, 2003.

Staff: Bob Kennedy 533-4276  
Atty: Sung Phillips  
Auditor Certificate Number: AC 2400050

**Adoption**

3. **Public Hearing – Proposed Second Five-Year Implementation Plan for the North Bay Redevelopment Project Area. (Districts 2 & 6)**

(RA 2004-3)

Approving the Second Five-Year Implementation Plan for the North Bay Redevelopment Project Area.

See Redevelopment Agency Report no. RA-03-15, dated July 23, 2003.

Staff: Alexander Greenwood 533-5458

Lydia Goularte-Ruiz 533-5170

Atty: Sung Phillips

4. **Consoliated Aircraft Truck Crossing Bridge – North Bay Redevelopment Project Area. (District 2).**

(RA 2004-19)

Finds and determines that the Federal and State mandated demolition of the Consolidated Aircraft Truck Crossing Bridge for which the Agency proposes to pay a portion of is of benefit to the North Bay Redevelopment Project, that the Agency finds and determines that no other reasonable means for financing the demolition are available to the community; that the Agency hereby finds and determines that the demolition will assist in eliminating one or more blighting conditions inside the Project Area; and that the Agency finds and determines that the demolition is consistent with the Implementation Plan adopted for the Project Area in May 1998, on file in the office of the Secretary to the Agency pursuant to California Health and Safety Code Section 33490; and approves the expenditure of \$100,000 from the North Bay Redevelopment project bond proceeds and the transfer of the funds to the Capital Improvement Project Budget No. 53-035-8.

See Redevelopment Agency report no. RA-03-25, and City Manager Report no. CMR-03-150, dated July 23, 2003.

Council Companion Item Number: 333

Staff: Adrienne Turner 533-5377

Atty: Sung Phillips

Auditor Certificate Number: AC 2400074

**Adoption**

5. **Community Centers Rehabilitation Project – San Ysidro Project Area – Fund Transfer. (District 8).**

(RA 2004-6)

Making certain findings with respect to funding public improvements for the Community Centers Rehabilitation Project in the San Ysidro Redevelopment Project Area and approving a cooperation agreement for the transfer of San Diego Redevelopment Funds to the City of San Diego, from Fund 98570 to Fund 10269.

See Redevelopment Agency Report no. RA-03-19 and City Manager Report no. CMR-03-126, dated July 23, 2003.

Council Companion Item Number: 332

Staff: Robert Chavez 533-5368

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2400062

6. **West San Ysidro Boulevard Streetscape Improvements Projects. (District 8).**

(RA 2004-17)

Make necessary findings and authorize the transfer of up to \$270,000 from the San Ysidro Redevelopment tax increment funds to the City for the purpose of financing the West San Ysidro Boulevard Streetscape Improvements Project-CIP No. 39.091.0; and authorize Agency contribution of up to \$270,000 for CIP No. 39.091.0.

See Redevelopment Agency Report no. RA-03-18 and City Manager Report no. CMR-03-125, dated July 23, 2003.

Council Companion Item Number: 334

Staff: Robert Chavez 533-5368

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2400056

7. **North Embarcadero Alliance Joint Powers Authority Agreement. (District 2).**

(RA 2004-15)

Authorizing the Executive Director of the Redevelopment Agency, or designee, to execute a Joint Exercise of Powers Agreement with the San Diego Unified Port District for the development, funding, and approval of the schematic design for the North Embarcadero Area.

See Centre City Development Corporation Report no. CCDC-03-17, dated July 23, 2003.

Staff: Alexandra Elias 533-7117

Atty: Elisa Cusato

**Adoption**

8. **Exclusive Negotiation Agreement with One America Second Phase PT, LLC.  
(District 2)**

(RA 2004-14)

Approving an Exclusive Negotiation Agreement with One America Second Phase PT, LLC for the purchase and development of the agency owned Air Rights Parcel ("Parcel 5") on the block bounded by B, C, Kettner and India Streets.

See Centre City Development Corporation Report no. CCDC-03-12, dated July 9, 2003.

Staff: Pamela Hamilton 533-7114

Atty: Sung Phillips

**Joint Public Hearing**

9. **Smart Corner-Proposed Disposition and Development Agreement & Design Review. (District 2)**

Subitem A. (RA 2003-162)

Approving the Disposition and Development Agreement between the Agency and Lankford and Associates, Inc. relating to the "Smart Corner: Project; approving the sale of property in the Centre City Redevelopment Project Area pertaining thereto; and making certain findings with respect to such disposition and development agreement and such sale.

Subitem B. (RA 2003-163)

Approving Basic Concept/70% Schematic Drawings with respect to the construction of the "Smart Corner" development within the Centre City Redevelopment Project Area pursuant to the Disposition and Development Agreement between the Agency and Lankford and Associates, Inc., subject to the conditions stated herein.

Subitem C. (RA 2003-164)

Certifying that the Agency has reviewed and considered information contained in the Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, and the Secondary Study with respect to the Proposed Disposition and Development Agreement between the Agency and Lankford and Associates, Inc., relating to the "Smart Corner" project, and making certain findings and determinations regarding environmental impacts of the development pursuant thereto.

See Centre City Development Corporation Report no. CCDC-03-20, and Council Report no. CCDC-03-11, dated July 23, 2003.

Council Companion Item Number: S601

Staff: Gerard Selby 533-7136

Atty: Sung Phillips